



Rigden Ranch  
KIRKLAND, ARIZONA







## Rigden Ranch

KIRKLAND, ARIZONA

---

**\$8,490,000 | 4,241± ACRES**

---

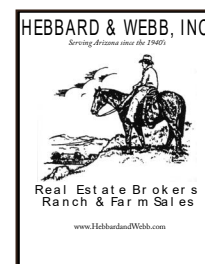


LISTING AGENT: **JOHN WILDIN**

1 NORTH MAIN, SUITE 517  
HUTCHINSON, KANSAS 67501

P: 620.662.0411  
M: 620.474.0533

JWILDIN@HALLANDHALL.COM



CO-LISTING AGENT: **JIM WEBB**

2929 N. 44TH ST., SUITE 208  
PHOENIX, ARIZONA 85018

P: 602.275.5715  
M: 602-524-8017

HWINCRE@AOL.COM



## TRUSTED *by* GENERATIONS, *for* GENERATIONS,

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

### WITH OFFICES IN:

---

DENVER, COLORADO	HUTCHINSON, KANSAS
EATON, COLORADO	VALENTINE, NEBRASKA
STEAMBOAT SPRINGS, COLORADO	COLLEGE STATION, TEXAS
SUN VALLEY, IDAHO	LAREDO, TEXAS
TETON VALLEY, IDAHO	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	TUTTLE, OKLAHOMA
BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

---

**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**





---

## Executive Summary

---

*The Rigden Ranch is in an incomparable western setting of high mesas and open valleys that have seen Indian tribes, miners, settlers, and ranchers live here through the years of recorded history. This includes Virgil Earp, who homesteaded on the ranch along Kirkland Creek after his time in Tombstone, Arizona, with his brother Wyatt. The ranch has been in the care of the Rigden family, including the famed sculptor and painter Cynthia Rigden, for over a century. Along a popular scenic route for travelers soaking in the desert landscape, there is plenty of land and water for the dreams of future owners to be realized.*





## Location

The Rigden Ranch is in Central Arizona, about 20 miles south of Prescott, Arizona, on Highway 89. The property straddles Highway 89 for a little over two miles. Wickenburg is 34 miles south, Yarnell is ten miles south, and Kirkland is four miles northwest on Kirkland Valley Road.





## Locale

The Rigden Ranch is in Yavapai County, known for its historic ranching history. It sits amidst long-time large ranches and newer small ranchettes, lying between the small communities of Kirkland on the north and Peoples Valley and Yarnell on the south. Major shopping and services are in Prescott, Arizona, about 45 minutes away via paved roads.

---





## General Description

Rigden Ranch has paved Highway 89, dividing the ranch into roughly two equal parts. On the east side of the highway, there are open valleys and high mesas with Kirkland Creek in a deep canyon running north from the south boundary and turning northwest through open valleys on the north end. The hills have scrub oak brush, and the open valleys have a variety of grasses and shrubs with willows and a variety of trees along the washes and Kirkland Creek. On the west side of the highway, Kirkland Creek opens and spreads out until it becomes the

north boundary. The deeded land lies along the highway's east side, and the west half is the State of Arizona Grazing Lands. There are shipping pens on the west side, and the ranch is divided into a large main pasture, a smaller pasture on the northwest end, and a holding pasture at the Rabbit, which was irrigated in the past. The west side has higher hills and mesas on the south end and more hills along the west side in the State Grazing Land with open valleys and flats on the north end draining to Kirkland Creek.





---

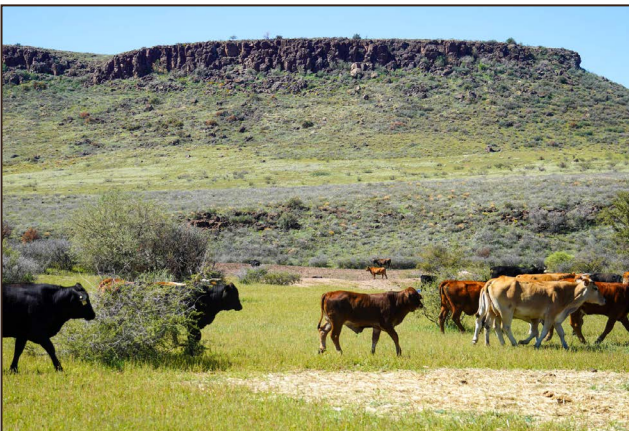
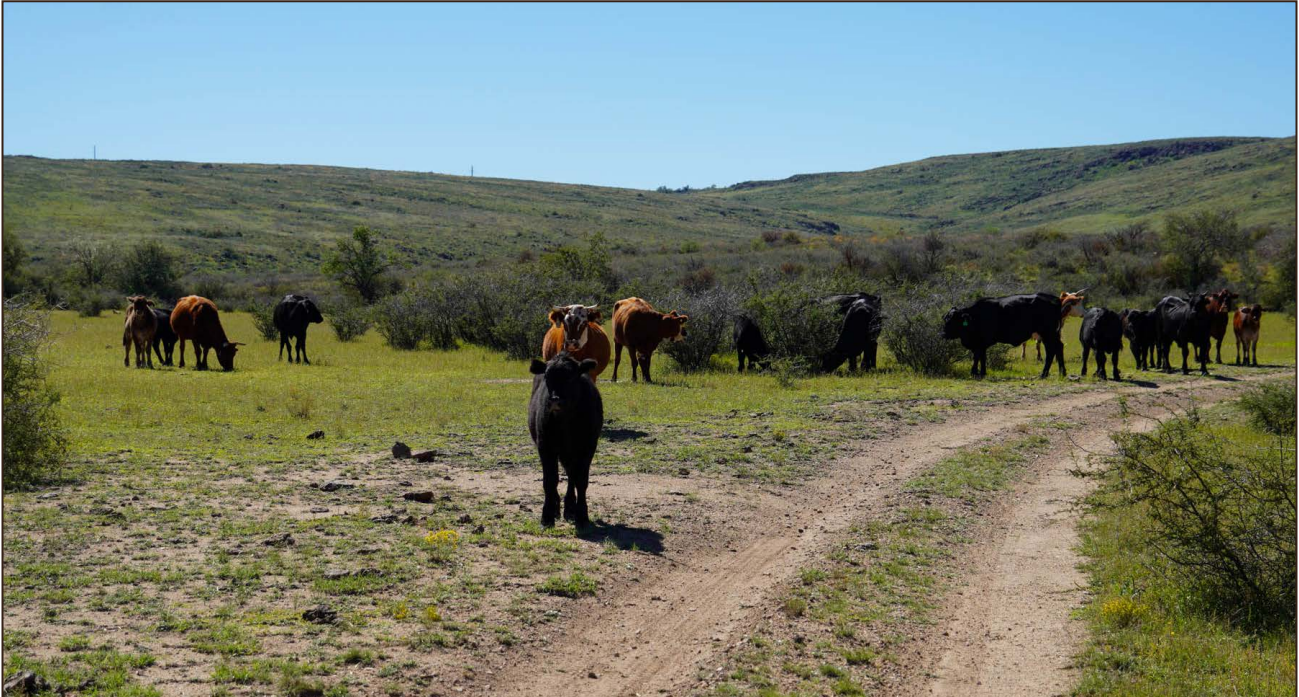
## Land Tenure/Carrying Capacity

4,241± acres deeded land

3,066.86± acres State Grazing Lease #05-1124

7,308.79± acres total or 11.42 sections

---



The carrying capacity based on the State Land allowed use is 110 animal units (AU), with 43 AU allocated to the State Land and 67 AU allocated to the deeded land. Actual use is more animal units during normal rainfall years because the deeded land is in one contiguous block, and the State Land is also in one contiguous block. The Rigden Ranch is leased to a neighboring ranch for cattle grazing.





## Structural Improvements

The Rigden Ranch does not have any buildings. The improvements include four wells, dirt stock ponds, shipping pens, branding pens, and fences. The ranch is fenced on the perimeter, has a pasture fence, and has holding traps.





## Water Resources

Water resources include four solar-powered wells with storage and troughs, two springs, seven stock ponds, and seasonal water from Kirkland Creek.



## Elevation

The Rigden Ranch runs from 4,000 feet above sea level on the north end to 4,462 feet on the south.





## Climate

The climate in this area is four-season, with cool winters and mild summers. The average annual rainfall is estimated to be between 14" and 16".



## Topography

The rangeland slopes to the north and northwest. The south end has rugged canyons and mesas with open level valleys and small hills in the middle and north portions of the ranch. Kirkland Creek enters the ranch in the southeast in a confined canyon, opening to a wide wash through most of the ranch. The rangeland has perennial grama grasses, plains lovegrass, and Arizona cottontop. Shrubs found on the ranch are scrub oak, mesquite, wait-a-bit, and mountain mahogany. Cottonwood trees, live oak trees, and willow trees are along the drainages.



## Taxes

Yavapai County Real Estate Taxes are estimated to be \$600 for 2025.

## Grazing Fees

The Arizona State Land Department's 2025 grazing Fee is \$3.28/AUM, or \$1,692.48 for 516 AUMs.



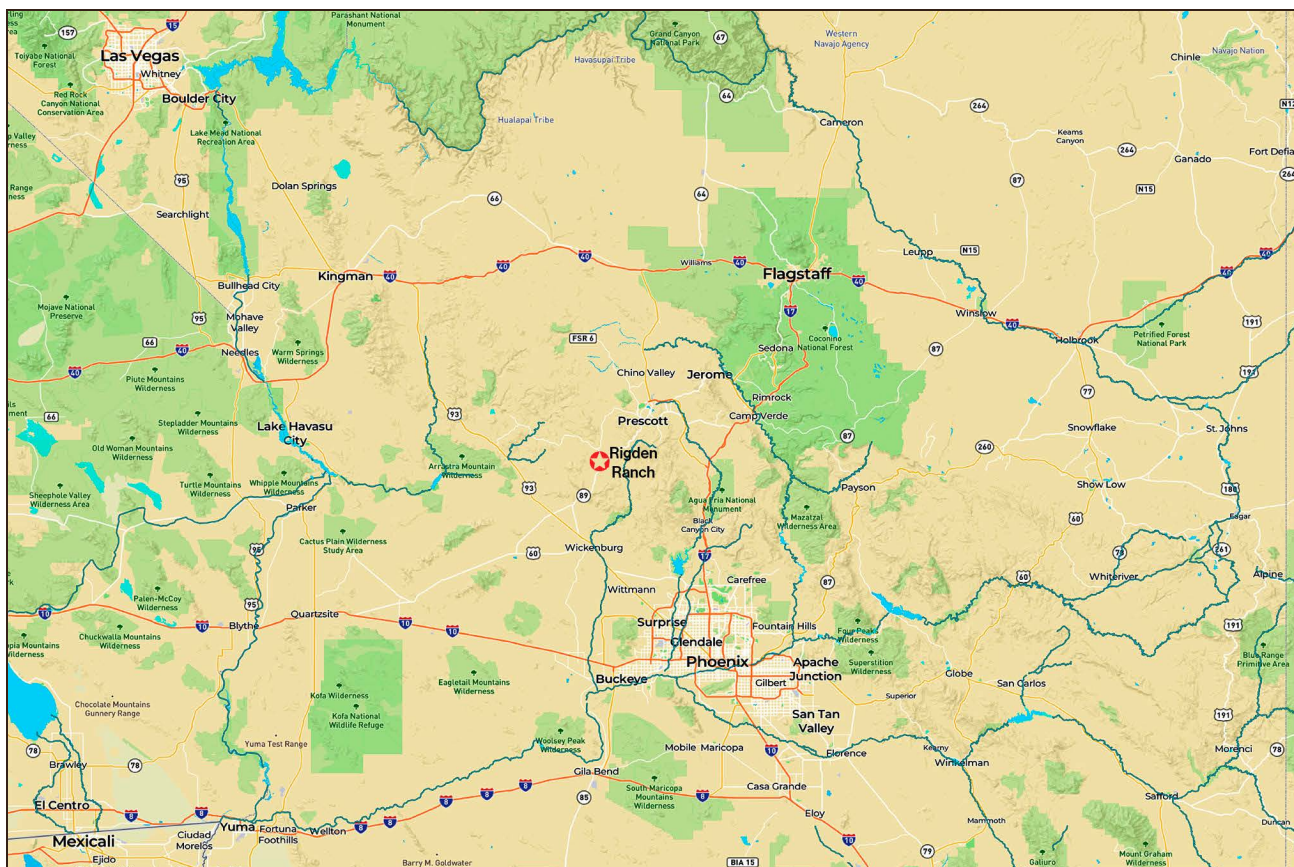


## Broker's Comments

*The Rigden Ranch is for sale for the first time in over 100 years. This well-operating cattle ranch sits right in the heart of 'cow country' in central Arizona. Its prime location, coupled with the large block of deeded land and direct access off the main highway, makes the ranch a highly desirable real estate play. The Rigden Ranch has great scenery, excellent water, and tons of access. The opportunities for a variety of uses, either now or in the future, are waiting for a visionary owner to secure the storied landscapes in their portfolio.*







Click on map above for link to Land id™ map of property.

Price

**\$8,490,000**

Offered in cooperation with Jim Webb of Hebbard & Webb, Inc.



Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.



Rigden Ranch  
KIRKLAND, ARIZONA

This map is for visual aid  
only and the accuracy  
is not guaranteed.



**STATE LEASE**

**DEED LAND**





Rigden Ranch  
KIRKLAND, ARIZONA

This map is for visual aid  
only and the accuracy  
is not guaranteed.



**STATE LEASE**

**DEED LAND**





## Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882



